

MINUTES: Centerville Township Windmill Ordinance Committee, June 29, 2006

Present: Molly Hyde, Richard Light, Carolyn Weed, Travis Nelson, Richard Kobetz, Gary Cook, Dale Pleva, David Wurm

Absent: Mark Zemanek, Joseph Czerniak

Tonight the various ordinances that the committee has been reviewing were broken down and analyzed. Committee members had been assigned topics to compile a list of the general items that have been addressed in almost every ordinance reviewed. This list is a beginning and not necessarily inclusive of all items that the committee may eventually determine need to be included in the Centerville Twp ordinance.

- Noise – definitions, regulator standards (white papers), application requirements and standards, appendix
- Tower – definitions, type of tower, tower height and setbacks, visual (color, signs, and lights) and scale within the county
- Electrical power grid – distribution to the tower (underground), not a public utility, electromagnetic interference, national electric code/IBC, stray voltage
- Definitions – environmental (avian, agricultural), property values, view shed, master plan vs. commercial, abandonment
- Application – permits, process, changes, testing and monitoring, costs, compliance
- Lighting – FAA regulations for towers 200' or over, shielding, airplane warning lights, local airport setbacks, written verification of FAA compliance
- Setback and density – Fall zone, wetland and conservation, scenic roads and byways, ice throw, preserving rural character (tower to tower and minimum acreage), special setbacks (churches and schools)
- Operations and safety – cutoff at low rpm, ice throw, complaints (checked by and within what timeframe)
- Construction and roads – monopole (no lattice or guy wires), construction building codes, time limits for heavy construction, road maintenance and county specifications, right of ways (road and cable depth), access (fencing, signage and size)
- Financial – bond and escrow, liability and insurance, removal cost guarantee (account), expenses of application process (escrow account), road repair, financial impact, sufficient wind, annual report

It was noted that many topics are interrelated. Height, density and setbacks will be the topics for our next meeting. When agreement is reached on these items it would be appropriate to break into smaller groups to discuss related issues and regulations.

Ms. Weed reported that she had a conversation with Daniel Alberts, an engineer from Lawrence Tech, who had made presentations and recommendations on wind turbine noise to the Michigan Wind Working Group. He recommended the township use an

acoustical engineer to help set our standards as many township ordinances end up being very simplistic while sound is a very complex issue. Ms. Weed commented that it was necessary for the power company in Lincoln Twp., WI to purchase several properties due to noise issues.

Mr. Kobetz had results of calculations on ice throw. He commented that a theoretical maximum throw would be 2200'.

Ms. Weed pointed out that we do need to address the issue of commercial vs. industrial and compatibility of uses. Commercial development districts are designed to be inviting to people where industrial districts are designed to be separate from residential and commercial districts. Centerville Township allows zoning for commercial, residential and agricultural areas. Industrial is not allowed. Since lot sizes as small as 1½ acre are allowed, a “wind farm” could conflict with existing uses.

The next meeting will be July 10, 2006 at 7pm.

Respectfully submitted,
Molly Hyde